

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Ensminger  
Planning & Transportation Director

**DATE:** August 15, 2017

**SUBJECT:** General Use Rezoning Request: Neighborhood Business-CUD (B-1-CUD) to Neighborhood Business (B-1)

**PRESENTER:** Theresa Thompson

**REQUEST**

Planning Staff is requesting a General Use Rezoning from Neighborhood Business-CUD (B-1-CUD) to Neighborhood Business (B-1) to result in the entire 9.21 acre parcel located at 2426 NC Hwy 211 being zoned Neighborhood Business (B-1).

This case was properly advertised, public hearing sign posted on the property, and all adjacent property owners were notified.

**BACKGROUND**

Per the property owner, Timothy Dixon's request, a portion of the 9.21 acre parcel was rezoned to Rural Business-CUD (Conditional Use District) on February 21, 2000 for the specific use of a Convenience Store w/ Fuel Sales, which was never built.

During the Unified Development Ordinance process, said property was rezoned to Neighborhood Business-CUD on February 18, 2014 per staff recommendation to phase out the "Rural Business" zoning designation.

Currently, the property owner, Timothy Dixon, is pursuing to utilize the property for a car sales / carwash / storage building sales business.

**ZONING DISTRICT COMPATIBILITY**

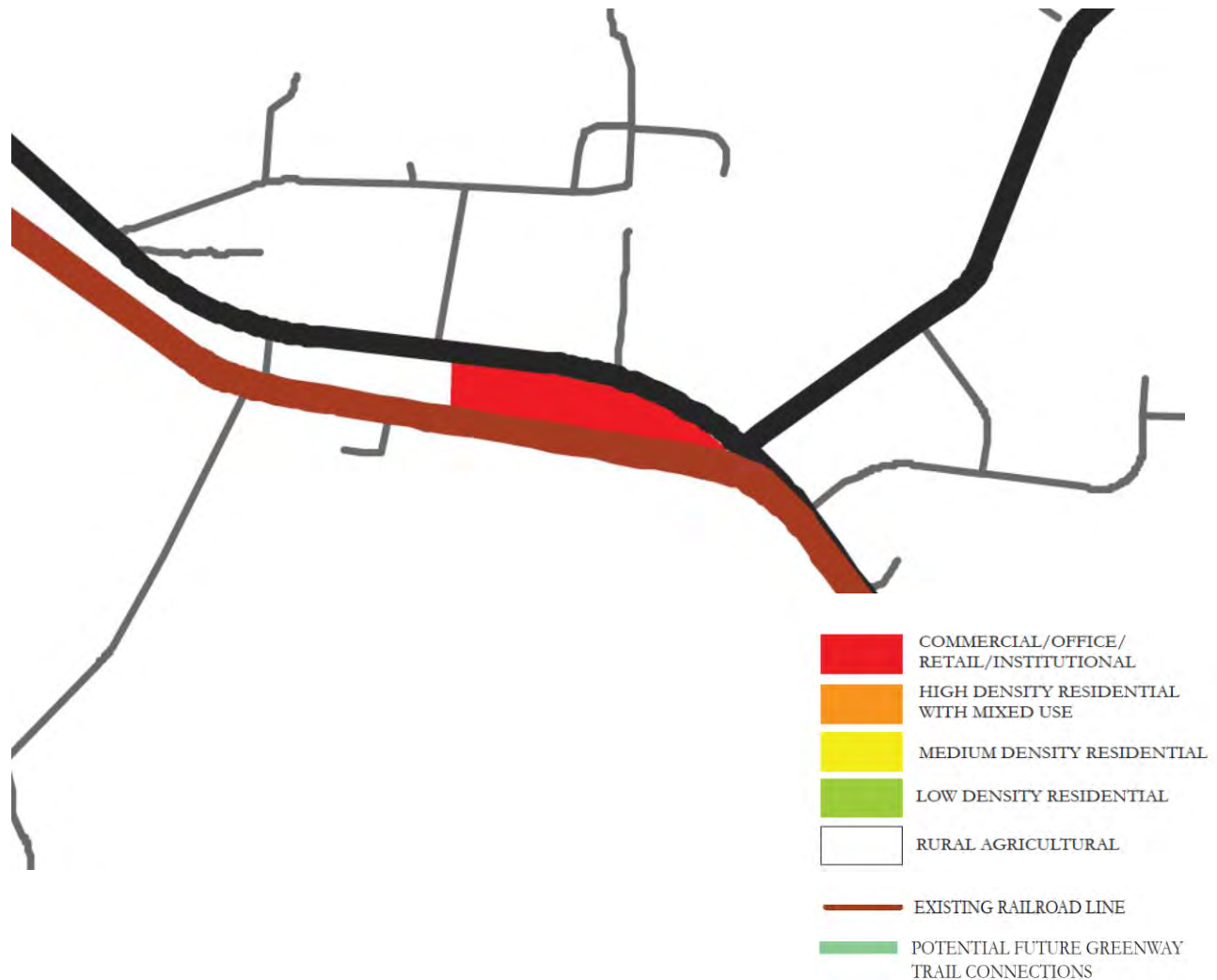
The requested zoning to Neighborhood Business is consistent with the related uses in the area. The surrounding area is zoned a mixture of Industrial, Commercial, and Residential.

**CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN**

The future land use map identifies the property located within the Commercial / Office / Retail / Institutional Land Use Classification. The requested zoning to Neighborhood Business is compatible with this Land Use Classification. The Land Use Plan states the Commercial / Office / Retail / Institutional Land Use Classification "encourages shopping/retail uses, dining, entertainment, services, general office space, medical offices, banks, schools, daycares, places of worship, libraries, etc." The Moore County Unified Development Ordinance states the Neighborhood Business Zoning District is "A district to provide for the development of

commercial and service uses that serve community's commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.”

Land Use Plan Goals: The rezoning request is consistent with several goals as listed in the attached Land Use Plan Consistency Statement, including Recommendation 1.7: Support and promote local businesses, Action 1.8.4: Identify commercial nodes for development at major crossroads, and Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.



## **RECOMMENDATION**

Staff recommends the Moore County Planning Board make two separate motions:

**Motion #1:** Make a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement (Approval or Denial) and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

**Motion #2:** Make a motion to recommend (Approval or Denial) to the Moore County Board of Commissioners of the proposed general use rezoning of the parcel located at 2426 NC Hwy 211 to the Neighborhood Business (B-1) Zoning District

**ATTACHMENTS**

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial

**Westbound view of subject property from NC Hwy 211**



**View of Eagle Springs Road from intersection with NC Hwy 705**

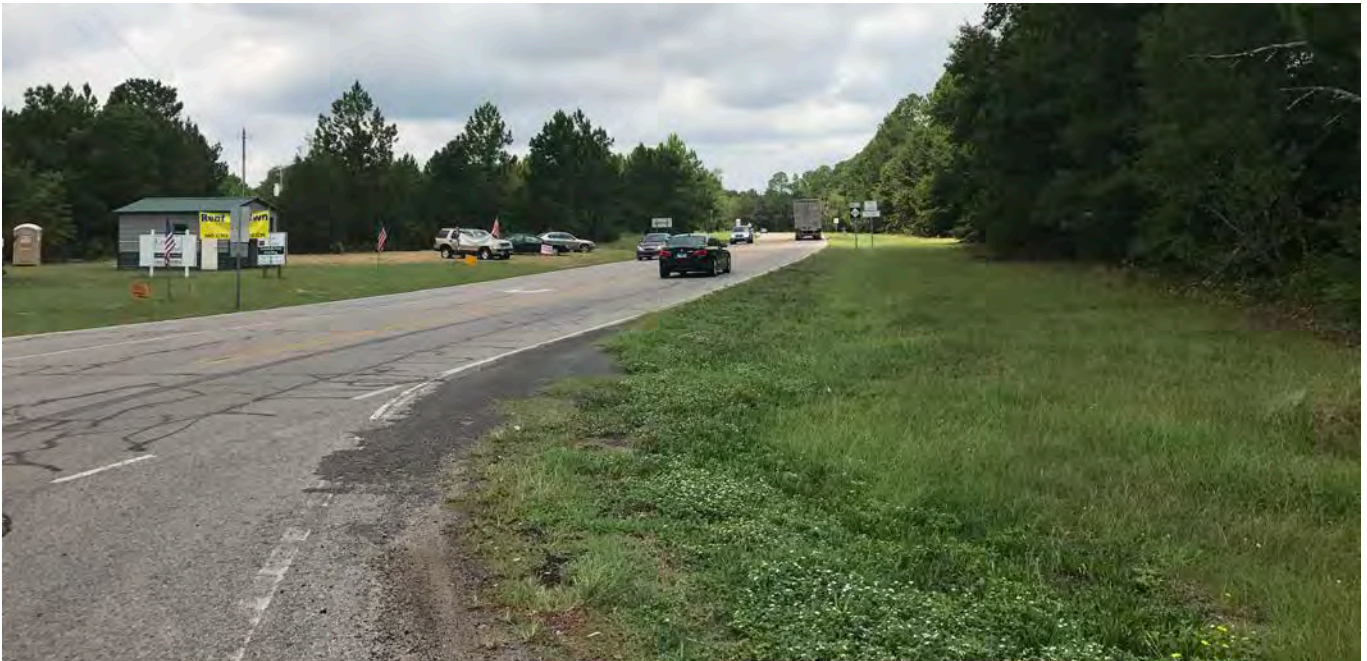




**Eastbound view of NC Hwy 211 from intersection with NC Hwy 705**



**Westbound view of NC Hwy 211 from intersection with NC Hwy 705**





**Adjacent Property – 2353 NC Hwy 211 - Glory Days Farm**





**Adjacent Property – 105 Frye Place - View from the NC Hwy 211 - Industrial Fibers, Inc.**



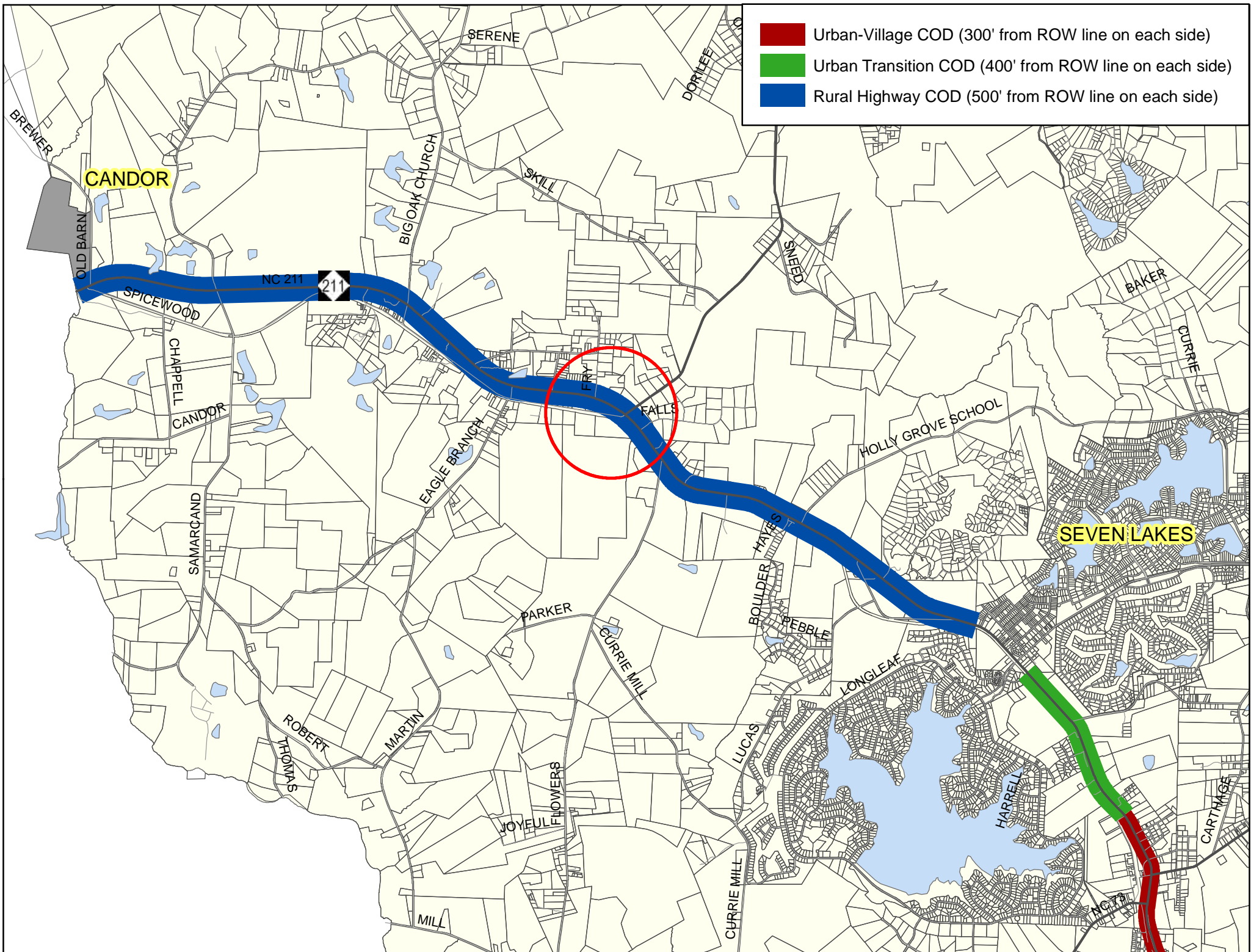
**Adjacent Property – 105 Frye Place - View from interior driveway - Industrial Fibers, Inc.**



**Adjacent Property – Manufacture Home (2256 NC Hwy 211)**  
**Sandhill Trophy and Sports (2244 NC Hwy 211)**







- Urban-Village COD (300' from ROW line on each side)
- Urban Transition COD (400' from ROW line on each side)
- Rural Highway COD (500' from ROW line on each side)



Land Use Map

Industrial Fibers, INC

Undeveloped

Glory Days Farm

Sandhills Trophy  
& Sports

Manufactured  
home

Sittin' Easy  
Furniture

Undeveloped

NC 211

NC 705

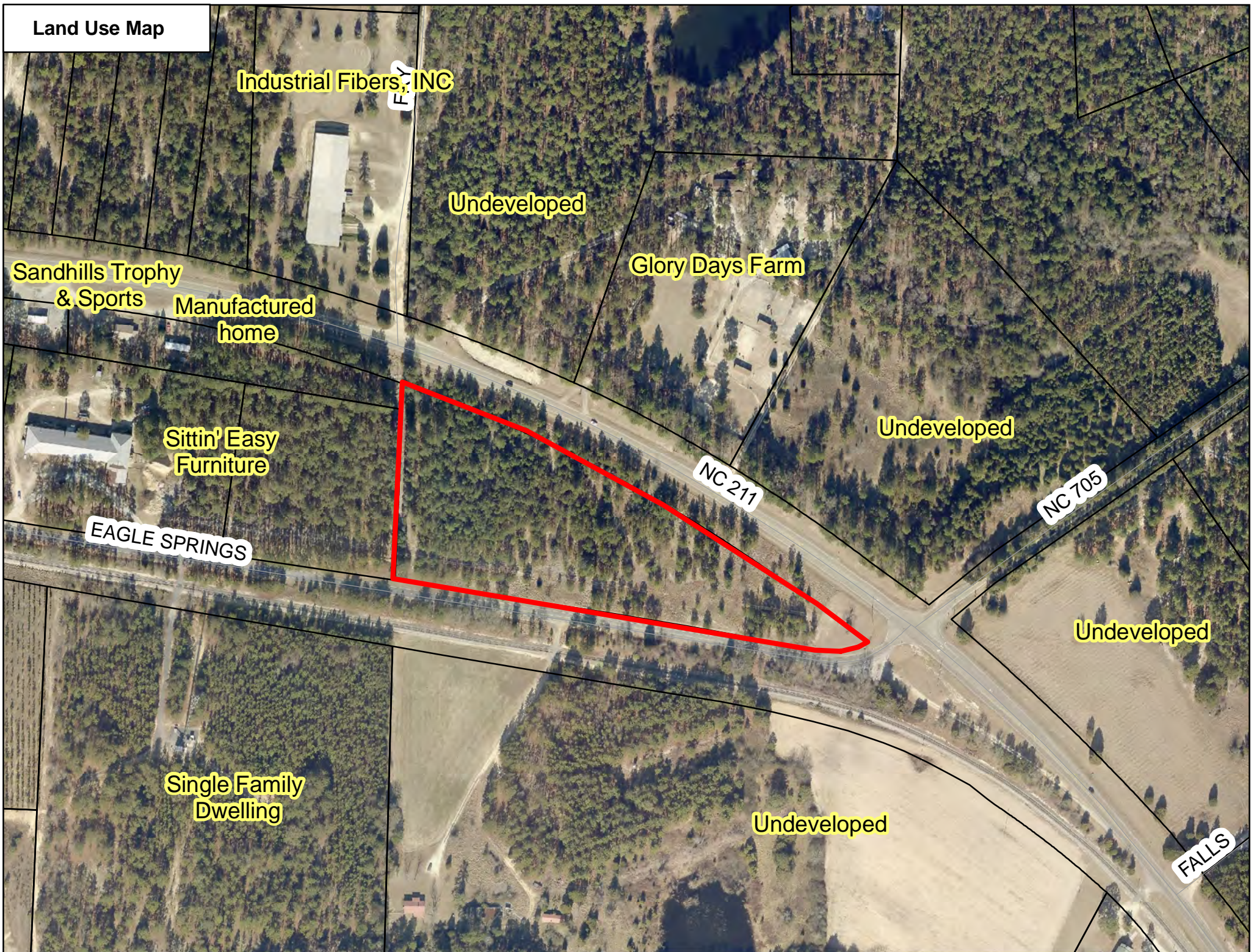
EAGLE SPRINGS

Undeveloped

Single Family  
Dwelling

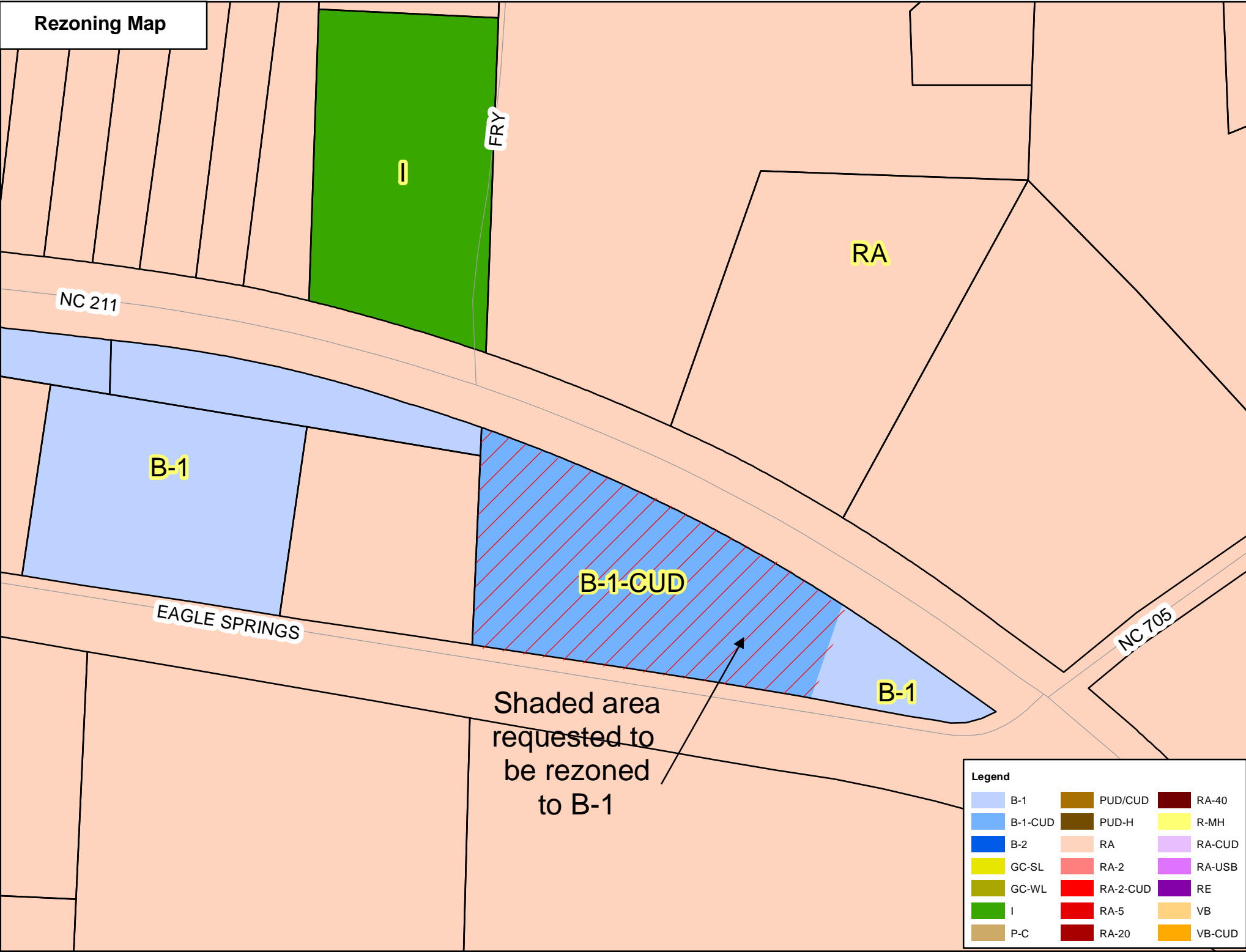
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FALLS





Rezoning Map



Legend		
B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning Request**  
**Neighborhood Business (B1-CUD) to Neighborhood Business (B-1)**

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals and Commercial / Office / Retail / Institutional Land Use Classification listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around municipalities).

- Recommendation 1.7: Support and promote local businesses.
- Action 1.8.4: Identify commercial nodes for development at major crossroads.
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

3. The rezoning request is reasonable and in the public interest because the proposed rezoning will fit the commercial nature of the crossroads area as designated on the 2013 Moore County Future Land Use Map.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the Rezoning Request, to result in the entire 9.21 acre parcel located at 2426 NC Hwy 211 being zoned Neighborhood Business (B-1), as proposed.

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Eddie Nobles, Chair  
Moore County Planning Board

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Date



**Moore County Planning Board**  
**Land Use Plan Consistency Statement**  
**General Use Rezoning Request**  
**Neighborhood Business (B1-CUD) to Neighborhood Business (B-1)**

The Moore County Planning Board finds that:

Office / Retail / Institutional Land Use Classification listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around municipalities).

- Recommendation 1.7: Support and promote local businesses.
- Action 1.8.4: Identify commercial nodes for development at major crossroads.
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

3. The text amendment is not reasonable and not in the public interest because the proposed amendment will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Rezoning Request, to result in the entire 9.21 acre parcel located at 2426 NC Hwy 211 being zoned Neighborhood Business (B-1), as proposed.

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Eddie Nobles, Chair  
Moore County Planning Board

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Date